

# WHITAKER BROS. REAL ESTATE BARGAINS

**I**F you want a farm in this county, no difference what the size and price we have it, or if you want a good farm cheap, in Pawnee county we have a fine list of well improved farms, close to good school and churches. Fine soil, producing fine corn, wheat, oats clover and timothy and blue grass is a natural growth. We can sell you a good farm there from \$5 to \$15 less per acre than you can buy the same grade of land here. We also have a large list of good wheat land in southwest Kansas. Also good wheat, corn and alfalfa farms in Washington, Norton, Jewell and adjoining counties in Kansas for sale cheap or will trade for a stock of dry goods groceries, hardware, drugs and implements or good residence or business property, in a good town. We also have some good farms in Payne county, Okla. This is the county where Mr. Brown, the photographer, lives and owns nine farms, we own a half section 12 miles from the county seat, well improved, fine running water on it that we can sell you at a bargain. We also have a large list of ranches and grazing land in Kansas and Nebraska for sale or trade. And if you don't want to buy we can locate you on a good homestead in South Dakota, fine black rich soil, smooth and not even a pebble on it, only 12 miles from the state capital, if you think of going up, you can't find a better place to use your homestead right, if you don't believe this write or call and see Dr. Fleming, William Stains, William and A. R. Goolsby, T. G. Brown, Asa Crook of this city as they all have claims in this South Dakota country. If you and your friends want to get a good quarter there come and see us, we can give you railroad rates of one fare plus \$2.00 for the round trip at any time, you better come and go up and get a quarter as there will be 25 or 30 from this county who will go there in the spring to prove up, so you will have good company. For the want of space we can not tell you of one-tenth of the bargains that we have to offer you and will only give you the description of a few that must be sold soon or will be off the market.

No. 50—Is a good well improved farm of 135 acres, good two story 7 room house, large barn and other out buildings, good orchard, plenty of good water, close to school and church. Price \$70 per acre and if you haven't all the money owner will leave \$5,000.00 in this farm at 5 per cent, for 5 years.

No. 51—Is a fine 160 acre farm, well improved, good 8 room house, good barn room for 8 or 10 head of horses, hay mow, a large new corn crib, in fact all necessary out buildings, plenty of fruit for family use, plenty of good water, all buildings in good repair, good land in a high state of cultivation, close to school and church, r. f. delivery, nine miles northeast of Falls City and 7 miles from Preston a good grain and stock market and over good roads, if you want this for a bargain see us for price and particulars.

No. 53—Is a good 120 acre farm, good six room house, young orchard, all fenced, close to good school and church, telephone and free mail delivery at the door. Good neighborhood, located 10 miles due north and one-half mile east of Falls City and joins up to the townsite of Barada. All good smooth land and level except a part of the south 40 which is a little rolling but not rough. Good clear abstract title, and in order to make a quick sale we will sell this for less than what it is worth, it is worth \$75 per acre, as the old Geo. Coon 80 just west of this sold recently for \$75 per acre, and the old Dr. Buel quarter sold recently for \$75 per acre. If you know these farms you know that they are no better than this 120 and the improvements on the Coon 80 are not near so good as on this 120. Now as it is getting late we will sell this 120 for \$8,500, and if you haven't all the money, we will make you a loan of \$5,000, if you need this much, so if you have \$3,500 you can buy this farm and stop paying rent. Now call and see us or call us over phone No. 168 at our office.

No. 54—Is one of the best 80 acre farms in Brown county, Kansas, just across the line south of Falls City, mile and a half northwest of Reserve, good 7-room house, good barn, cribs and other outbuildings, fruit, etc. This is good level, rich land in a high state of cultivation and is worth \$100 per acre, but in order to sell quick we will sell this for \$95 if taken in the next sixty day. Good neighborhood, schools and churches, fine well kept hedges, in fact this is one of the best 80-acre farms in this or Brown county, and the owner will leave \$3000 in this at a good low rate of interest, if desired.

No. 55—Is a good 120-acre farm, pretty good 6-room house, stables, sheds, cribs, granary, etc. Good land a little rolling, but not rough, clear title. At only \$50 per acre. Here is the cheapest farm now offered for sale in the county.

No. 56—Is a fine rich level 80 in a high state of cultivation, good seven room house, barn, double corn crib, granary, sheds, good well of water, windmill and tanks, good fences, one mile of Stella, price \$72 per acre, on good easy terms.

No. 58—Is a good 160, well improved, one mile west of Arago, good soil, in good state of cultivation, school house on this land, plenty of good water, good neighborhood, at a bargain, see us for price and particulars.

No. 33—Is a 160 acre farm, lying just outside of the city limits, north, and is the northeast quarter of the section. All fine improvements, too numerous to mention here. Nice orchard and grove, good water, windmill and tanks. Fine soil no filth. The prettiest farm you ever saw. Every foot good and smooth. The party owning this farm lives in St. Joseph, Mo., and for this reason wants to sell and invest there, and offers this farm for a short time at \$110 per acre. To admire this farm is to see it.

No. 29—Is one of the finest 80-acre farms in this or any other state, every foot good smooth land, new fine 2-story 8-room house, cellar, bath room, orchard, granary, cribs, 2 fine barns, nice well kept hedge fence, plenty of good water, steel windmill and tank, only two and a half miles of Falls City. \$8,000 on good easy terms.

No. 69—Is a well improved farm of 160 acres, 3 miles east of Humboldt. A part of this farm is a little rolling, good house of six rooms, barn, granary, cribs, plenty of good water. Price \$35 per acre, on good easy terms.

No. 57—Is a good 160-acre farm, fair improvements, good strong land, a little rolling, but not rough, 10 miles northeast of Falls City on R. F. D. route. Only \$60 per acre.

No. 32—Is a good 40 acre farm, located 13 miles northeast of Falls City, good new 4 room cottage and summer kitchen attached, plenty of good water, 30 acres in cultivation, a fine young orchard of 12 acres, plenty of small fruit and budded peaches for family use, stables and corn cribs, one of the best caves in the county. Price \$40 per acre on easy terms.

No. 31—Is a fine well improved farm of 240 acres lying 7 miles northeast of Falls City. A fine 10 room house, large barn, hog and cattle sheds, in fact every improvement necessary. This is one of the finest farms in Richardson county, and is a good investment at \$85.00 on good easy terms.

No. 39—Is a 160 acre farm 6 miles from Falls City, 3 1/2 miles from Reserve, Kansas, with good improvements, close to four good markets. It will pay you to investigate this before buying. Price \$9000.00; \$2000.00 down, balance on easy terms.

No. 36—Is a 92 acre farm, two miles from Reserve, Kansas, 6 room and 4 room house, good new stable, corn crib, hen house, 2 good wells, R. F. D. at door. Price \$6,500.

No. 59—Is a \$2,500 good real estate mortgage to run 5 years at 6 per cent annual interest for sale. Here is a good safe investment.

## CITY PROPERTY

We have some good bargains in Falls City property, in fact nearly every piece of property that is offered for sale is on our list. But for the want of space this week will only give a description of a few homes to show you how cheap they are.

No. 63—Is a brand new, 8-room 2-story house with good furnace, hot and cold water, built out of good material, boxed with ship lap, papered, then sided with good lap siding, elegantly finished inside, nicely and conveniently arranged. Located on four lots in Evergreen Heights. This was just finished last week. And as the owner wants to locate elsewhere will sell this at a sacrifice as this beautiful home cost \$3,000 and for the above reason we will sell you this for \$2600 and give you time on \$1,600 if you want it. We failed to mentioned that there is also two nicely finished porches to this, all nicely painted. You will miss a bargain if you want a home and fail to get this.

No. 64—Is an elegant 2-story 8-room dwelling, front and back porches, good large barn, buggy house, wood and coal house, nice shade and fruit trees, beautiful lawn, good large cellar, well and water in the house; on four nice lots. Close in and in a good part of town. We had this property listed before the owner left the city at \$2,800 and he wants the money to put in to his business, and now offers this elegant home for only \$2,000 and if you haven't all of the cash we will make you a loan. Call and see us as this is a bargain.

No. 65—Is a good 8-room dwelling, good barn, buggy shed, wood and coal house, nice front and back porches, all in good repairs. On 2 nice lots, close in, and well located, this we had listed at \$1,500 before the owner moved away and he has bought in the town where he resides and needs the money to apply on his present home and now offers this nice home for \$1,100. This is certainly a bargain.

**WHITAKER BROS.,**  
OFFICE SECOND DOOR WEST OF STATE BANK.  
FALLS CITY, NEBRASKA.